



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

49 Church Hill, Cheddington, Leighton Buzzard, LU7 0SX

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Offers In Excess Of £425,000

- THREE BEDROOM PROPERTY
- WELL APPPOINTED KITCHEN/DINING ROOM
- STUNING REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT INCLDUNG MAINLINE STATION
- VIEWING HIGHLY RECOMMENDED
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONSERVATORY
- ALLOCATED PARKING and GARAGE IN A BLOCK
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are truly delighted to market this stunning three bedroom property, located within the highly sought after village of Cheddington.

Having been updated and decorated by the current owners, this property offers; entrance hall, lounge, well appointed kitchen/dining room, conservatory, three bedrooms and a three piece family bathroom.

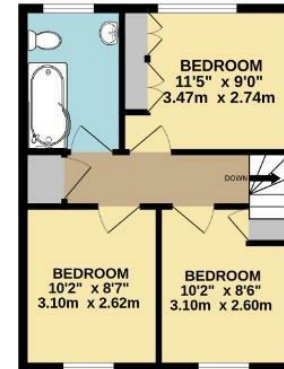
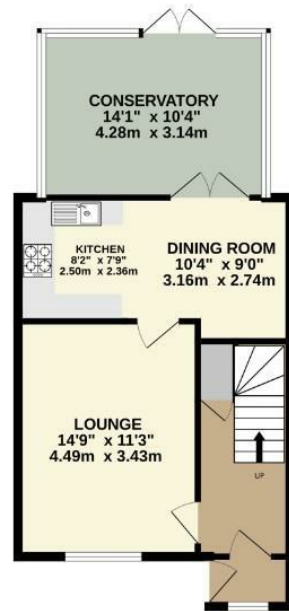
Externally this property benefits from allocated parking, garage and an enclosed rear garden offering two patio seating areas and mature flower beds.

The village of Cheddington, with two village pubs, shop, village hall and church enjoys a real sense of community and is highly popular with families. Commuters are well served with excellent transport links locally, in particular the mainline railway station into London Euston.

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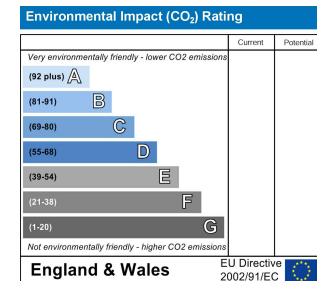
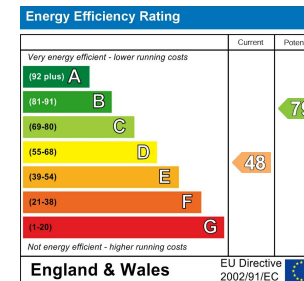
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Porch**

Entry via a composite door. Double glazed window to front aspect.

**Inner Hallway**

Stairs rising to the first floor landing. Under stairs storage cupboard. Electric radiator.

**Lounge**

Double glazed window to rear aspect. Wood effect flooring and electric radiator.

**Kitchen/Dining Room**

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a work top over. Five ring gas hob with an extractor over. Electric oven. Integrated dishwasher, washing machine and microwave oven. Space for a fridge-freezer. Double glazed French doors opening to the conservatory.

**Conservatory**

Dual aspect double glazed windows. Underfloor heating. Double glazed French doors opening to the rear garden.

**First Floor Landing**

Fitted carpet. Airing cupboard and doors to;

**Bedroom One**

Double glazed window to rear aspect. Fitted carpet and electric radiator. Built-in wardrobes.

**Bedroom Two**

Double glazed window to front aspect. Fitted carpet and electric radiator.

**Bedroom Three**

Double glazed window to front aspect. Fitted carpet and electric radiator. Storage cupboard.

**Bathroom**

Double glazed window to rear aspect. Three piece suite

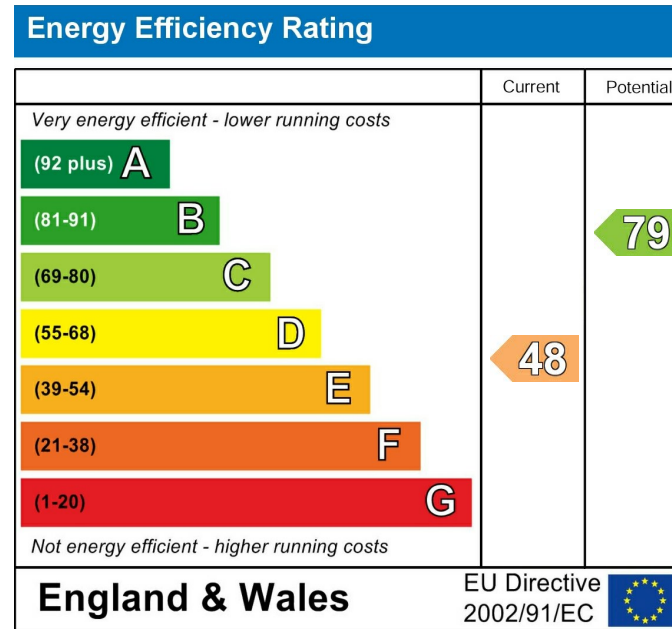
comprising; bathtub with shower over, W/C and wash hand basin.

**Frontage**

Laid lawn. Mature tree and path leading to the front door.

**Rear**

Enclosed rear garden. Mainly laid to lawn with two patio seating area. Garden Shed. Rear gated access to the off road parking and garage.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







